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San Diego County  
DEPT. OF PLANNING & LAND USE

# Agenda

**Alpine Community Planning Group**  
P.O. Box 819

Alpine, CA 91903-0819

## NOTICE OF REGULAR MEETING

July 23, 2009

6:30 P.M.

Alpine Community Center

**1830 Alpine Boulevard, Alpine, CA 91901**

**I. Call to Order**

**II. Invocation / Pledge of Allegiance**

**III. Roll Call of Members**

Brad Bailey	Rodger Garay	Richard Saldano
George Barnett	John Hood	Chuck Taylor
Jim Easterling	Cory Kill	Kippy Thomas
Joe Ford	Jennifer Martinez	Scott Tuchman
Greg Fox	Lou Russo	Dana Zeno

**IV. Approval of Minutes / Correspondence / Announcements**

1) Minutes May 2009

**2. APG Statement:**

*The Alpine Community Planning Group was formed for the purpose of advising and assisting the Director of Planning, the Zoning Administrator, the Planning Commission and the Board of Supervisors in the preparation, amendment and implementation of community and sub regional plans. The Alpine Community Planning Group is only an advisory body.*

**V. Open Discussion**

Any member of the public may address the group on topics pertaining to planning, zoning and land use which does not appear elsewhere on this agenda. Upon recognition by the Chairman, each speaker will be allowed up to three minutes to speak (organized/special presentations up to fifteen minutes). There can be limited discussion with no vote on any issue (s) so presented until such time as proper public notice is given prior to such discussion and vote.

**VI. Prioritization of this Meetings Agenda Items**

**VII. Group Business**

1. Accept resignation of the Vice Chairman from the APG
2. Discussion and Vote; Nominate and approve new Vice Chairman
3. Announce vacancy and cause same to be published in the local newspaper.

**Organized / Special Presentations:**

1. None

**VIII. Consent Calendar**

**1. Circulation**

- 1) Discussion and Vote: None

**2.**

**3. Communications**

- 1) Discussion and Vote: None

**4. Private Actions**

- 1) Discussion and Vote:

**"Sunset View Estates "**

**Applicant: Laura Maghsoudlou- North Peak Consulting**

**Owner: Dawn August 1411 Rock Terrace, Alpine, CA (619) 445-6246**

**Project Case No: TM 5522 RPL2**

**Project Address: Eltinge Drive east of Bay Meadows & South of Alpine Blvd.**

**Planner: Tim Taylor (858) 694-3706**

**Contact: Laura Maghsoudlou (760) 765-2127**

**Project Summary:**

**Review of Hydrology Study, SWMP, Revised Biological Resource Report,  
Cultural  
Survey and Negative Declaration.**

**5. Public Facilities, Services & Major Public Policy**

- 1) Discussion and Recommendations (Vote): None

**6. Trails & Conservation**

- 1) Discussion and Vote: None

## 7. Parks & Recreation

### APG Parks & Recreation Subcommittee

#### 1. Presentation by Charles Marchesano & Gustavo Godoy, San Diego County Parks & Recreation:

- \* The park land development process, and its restrictions, under the Park Land Development Ordinance (PLDO).

#### 2. Discussion & Vote: Change in the APG park land priority list.

- \* PLDO restrictions require changing the APG priority list. The

only property & project ready to go is the Albertsons site. This project becomes Priority #1.

- \* The Tom Dyke/Sheriff's sites (~10 acres) remain the most viable

large park land site going forward. But development action can not start

until the General Plan Update is approved (2010) and Mr. Dyke then relocates

his blasting magazine. This project becomes Priority #2 (continuing in parallel to be actively pursued).

- \* Although the Grossmont UHSD board has approved the purchase of the

Lazy A ranch site for an Alpine high school, several steps remain in the

approval process for building school facilities; including the sports

complex. The district's target opening date is fall 2013. This project

becomes Priority #3 (continuing in parallel to be actively pursued).

#### 3. Discussion & Vote: Authorize Alpine's PLDO funds to be used for

the design & construction of the Albertsons site.

- \* The APG had previously authorized Alpine PLDO funds (~\$400,000) to

be used for purchasing additional properties in the Tom Dyke/Sheriff's area.

However, PLDO terrain restrictions preclude this; and development of the general area as parkland must await General Plan approval (see revised priority list above). As the Albertsons site is the only one ready to go, and as the PLDO funds appear sufficient to complete this project, it is recommended to change the PLDO funds allocation to the Albertsons site's development.

4. Discussion & Vote: Authorize the County of San Diego to evaluate Park Land for Alpine Youth (P.L.A.Y.) as the suitable local entity to undertake the operation & maintenance obligations of the Albertsons site as a park.

\* Under PLDO, the County no longer operates & maintains parks.

Development of the Albertsons site into parkland requires a local non-profit to step forward and to undertake the obligations of park maintenance & operation. As P.L.A.Y. was set-up for this undertaking, the APG needs to vote to authorize the County to perform an evaluation of P.L.A.Y. as a suitable vehicle for this. It is likely that P.L.A.Y. will have to sign a long-term lease/operations/maintenance agreement with the County.

## 8. ADHOC Sub-Committees

- 1) Discussion and Recommendations (Vote): Disband the City-hood Adhoc Committee.

**IX. Subcommittee Reports (Including Alpine Design Review Board)**

- |     |   |                          |
|-----|---|--------------------------|
| 1.  | Private Actions                                       | Richard Saldano          |
| 2.  | Trails & Conservation                                 | Scott Tuchman            |
| 3.  | Parks & Recreation                                    | Brad Bailey              |
| 4.  | Public Facilities & Services &<br>Major Public Policy | John Hood                |
| 5.  | Circulation   | Greg Fox                 |
| 6.  | Communication   | Vacant                   |
| 7.  | Alpine Design Review Board                            | Kippy Thomas             |
| 8.  | Alpine Safety ADHOC                                   | Jim Easterling           |
| 9.  | Alpine Incorporation ADHOC                            | No longer a subcommittee |
| 10. | Albertson Park ADHOC                                  | Brad Bailey              |
| 11. | Alpine High School ADHOC                              | Lou Russo                |

**X. Officers Reports**

- |    |                      |                |
|----|----------------------|----------------|
| 1. | Chairman             | Dana Zeno      |
| 2. | Vice Chairman        | Vacant         |
| 3. | Secretary            | Jim Easterling |
| 4. | Immediate Past Chair | Vacant         |

**XI. Open Discussion 2 (Only if Necessary)**

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**XII. Request for Agenda Items for Upcoming Agendas**

1. (All requested Agenda Items MUST be to APG Chair by the 2nd Thursday of each month to be included in the Preliminary Agenda.)

**XIII. Approval of Expenses / Expenditures**

**XIV. Announcement of Sub-Committee Meetings**

1. The Parks & Recreation meetings will be held on the 2<sup>nd</sup> Thursday of the month at the community center.

**XV. Announcement of Next Meeting**

1. Thursday, August 20, 2009 - 6:30 P.M.

**XVI. Adjournment of Meeting**